

FINAL



WEARE BOARD OF SELECTMEN
MEETING MINUTES
February 6, 2006

PRESENT: LAURA BUONO CHAIRMAN; LEON METHOT, VICE CHAIRMAN; HELEEN KURK, SELECTMAN; DONNA M. OSBORNE, SELECTMAN; JOSEPH M. FIALA, SELECTMAN

TOWN ADMINISTRATOR: Gregory C. Begin, Interim
RECORDING SECRETARY: Cherry Palmisano

GUESTS: Peter Buono, Carl Knapp, Richard Butt, Frank Campana, Evelyn Connor, Chris Bolton

7:00 p.m. Chairman Laura Buono called the meeting to order.

1. PUBLIC PARTICIPATION – Mr. Richard Butt said he has questions which result from the Deliberative Session and one is regarding the operating budget. Mr. Butt said there is \$100,000 which you took out of the operating budget, \$140,000 out of the general fund to offset the one time expenditure of Avitar, and the balance is coming out of the Capital Reserve and would like to know how you are going to buy that and he is concerned with discussions to increase the overlay. Mr. Butt said Vice Chairman Methot stated he might add \$200,000 to the overlay. Vice Chairman Methot said he spoke with Judy Rogers to get information from Avitar after they close the revaluation of the town to see what we will need for overlay. Mr. Butt commented on the running on a deficit because of less revenue than expected. Vice Chairman Methot said he does not see a deficit. Chairman Buono said they are always conservative and don't want to overstate the revenues because they are careful of the tax impact. Chairman Buono said they have never increased the overlay. Mr. Butt said he thought they were on the high end of the revenues not the low end. 100% of the land use tax has in the past been used to offset the taxes. Selectman Kurk said in looking back a couple of years and going back to DRA she said only 25% has been calculated. It is important Mr. Butt said to set the tax rate in October then you get a better understanding of where the revenues stand and where the tax rate is. Mr. Butt said \$400,000 roughly needs to be made up now because miscalculation in revenues. Chairman Buono stated revenues were calculated at 100% but should of been calculated at 25% difference of \$350,000 overall. Mr. Butt said when you calculate your tax rate you base it on revenues.

Mr. Butt informed the Board he spoke with Jim Crane regarding the School Resource Officer. They discussed the salary of the officer which the school is obligated to pay 70%. Mr. Butt said he was informed by Mr. Crane they have not been billed yet for his salary. Mr. Butt feels the taxpayers are being billed twice. Chairman Buono explained we are getting taxed 70% from John Stark and taxed 100% from municipality for the officer's salary. Chairman Buono stated we get reimbursed from John Stark, but the town has to budget 100% and bill John Stark then the revenue comes back to the town. Mr. Butt is concerned with not getting the money back in tax relief. Mr. Butt asked if there is revenue in this year's budget which shows this reimbursement. Chief Begin said the discussion was to send the bill in May. Chief Begin said he will bill in May for the 05-06 year for services rendered. Mr. Butt said this should at least be accounted for the in 06 revenue. The Board will give an estimated number to Mr. Butt.

FINAL

Mr. Frank Campana questioned the Board about the overlay to build up the General Fund. Mr. Campana would like to encourage the Board not to over inflate the overlay and make sure the money comes back to the taxpayer.

Mr. Campana requested a poll vote of the Board of Selectman to commit \$140,000 to offset the 2006 tax rate (per Avitar Contract) irrespective of the proposed budget or default budget passing on March 14, 2006.

Mr. Campana requested of the Board of Selectman a consensus, that if the \$140,000 is note in the mailer that said \$140,000 will be explained to apply to passage of either the proposed budget or default budget. Selectman Kurk said her intention would be default.

2. DEPARTMENT HEAD – Mr. Carl Knapp said he had a meeting regarding the low lying structure on Abijah Bridge. Mr. Knapp said they couldn't work with our current bridge plans and have been asked to redesign. Mr. Bob Berry from DoT informed them he will not contribute the states share. Mr. Knapp told them the town would not be interested in paying for another design. Mr. Knapp said everyone still wants to move forward with the project. The EPA came up with a plan to put a dam in front of the structure. The Bureau of dams would have to work with our engineer and pay our town engineer to redesign the structure. They will have to decide from there if they want to move forward with the project. Mr. Knapp said everyone likes the look of the bridge on Woodbury and would like to do the same on Abijah bridge. Mr. Knapp informed the Board it is a 6 month process to get easements from the state to build the bridge. The problem Mr. Knapp has is the bridge they would prefer is all pre cast. The problem in a short span bridge is wood costs more and cement is cheaper. Mr. Knapp said it is an \$800,000 project which the state pays 80%. Selectman Fiala would like the bridge to be wood. Selectman Kurk asked if the building of the bridge will be held up because of the dam. Mr. Knapp said it is tied up anyway waiting for easements from the state. Mr. Knapp said currently the bridge is not red listed. Realistically he doesn't see it even going out to bid for at least 1 year. Because it is at least 6 months to get through the core process and at least 120 days to redesign. The Board is all in favor of a wooden bridge.

Mr. Knapp informed the Board of an issue they are having with disposing of sheet rock and pressure treated wood. They currently use ERCO in Epping, they can still take it there but the cost will increase from \$54.00 a ton to \$82.00 a ton. Mr. Knapp said he would like to still send things they accept but find somewhere else to dispose of sheet rock and pressure treated. Mr. Knapp said no one wants to take the pressure treated, some landfills will accept it. Selectman Kurk said we need to keep the public informed of the disposal costs. Chairman Buono asked why we aren't increasing the fees. Mr. Knapp said we will have to increase the fees. They will schedule a public hearing on increasing the fees. Mr. Knapp is trying to find a place that will accept it but it will cost more in trucking.

Ms. Evelyn Connor, Town Clerk, wanted to thank the Board for doing such a great job at the Deliberative Session. Ms. Connor said Chairman Buono's opening statement helped the whole day go smoothly. Ms. Connor said she was disappointed with the candidates for Selectman that left the session before they got to the town items. Ms. Connor would like to get the changes to the ballot back as soon as possible and have it to press by Wednesday.

3. MT. WILLIAMS INC. DISCUSSION – Mr. Chris Bolton discussed with the Board his plans to subdivide Mt. Williams on the River Road side. Mr. Bolton said he constructed a building in Mt. Williams name and would now like to put it in his own name. Mr. Bolton has been through the Planning Board and was informed the Board of Selectman regulates gravel operations. These parcels are part of the original operation but Mr. Bolton said he will never gravel them again. Chairman Buono said Mr. Bolton wants to make sure his vested gravel isn't affected by this change. Vice Chairman Methot said Mr. Bolton left future options to make a town

FINAL

road through his property. Selectman Kurk asked Vice Chairman Methot what the advantage would be in contacting Bill Drescher. Mike Dahlberg said the argument is the 2 lots are currently under a gravel permit and now Mt. William Inc. wishes to sell them to other entities. Mr. Dahlberg was told by Mr. Drescher it would be wise to have the BOS and Planning Board informed so the records will show these lots permanent removed and have no other bearing on the current grandfathered rights for gravel operation. Selectman Kurk asked what the downside is for the town in saying go ahead. Mr. Dahlberg said there is no affect. Selectman Fiala said basically they are authorizing the removal of these parcels from the gravel operation. Mr. Bolton said the positive side for the town is he can never excavate on those 2 parcels without obtaining new permits. Selectman Kurk asked if this is the way he will continue. Selectman Kurk asked if it affects travel on River Road. Mr. Bolton said it is the same as it is now. Mr. Bolton said he spoke with Jim Thompson from Economic Development to see what commercial venture could go there.

Chairman Buono moved, Vice Chairman Methot seconded to approve the subdivision as presented by Mr. Bolton and ensure it will not affect his future rights in the gravel operation. Passed 5-0-0.

Selectman Kurk asked why the Weare Board of Selectman regulates gravel instead of the Planning Board. Vice Chairman Methot said it is rare that any other board but the Planning Board handles the gravel.

It was discussed you can't add to the vested rights. The whole process was lengthy and costly that's why he is vested.

4. DISCUSSION OF BUYING GRAVEL PIT FROM ELDON & CAROL TOWNES – Mr. Townes is here to purchase his father's gravel pit. Mr. Townes said he will not change the operation and he has currently been operating it for 5-6 years. It was discussed this is not a grandfathered pit. Mr. Dahlberg did all the engineering for the pit. Mr. Townes is before the Board now because of change of ownership. Basically Mr. Townes is buying the pit to make it LLC and get it out of his parents name so they are not liable. Selectman Kurk asked him if anything will be changed, he said no, buffers are all in place. One of the oldest pits in town. Mr. Townes says this is just a change in ownership but he would like the Boards blessing before doing so.

Selectman Fiala moved to authorize the change of ownership as discussed. Withdraw motion.

It was discussed there needs to be a public hearing to change the ownership of the gravel pit. Selectman Kurk asked why we need to have a public hearing to change ownership within family. Mrs. Bolton said because he needs a permit he needs to have a public hearing to get a permit in his name. Chairman Buono said a public hearing does not have to change the way the pit is operating. Mr. Townes has all intentions of keeping it a family business to continue just like his father did. Chairman Buono asked if they have to send out notifications to abutters. Mrs. Bolton will check and if so, Mr. Townes will have to pay the fees for notifications.

Selectman Kurk wants to set a date to meet with PARC. The Board discussed Saturday February 18th or 25th at 8:00 a.m. as possible dates and they will check with PARC.

Selectman Kurk reminded the Board of a non public on February 13th at 6:00 p.m.

Selectman Kurk would like to set up a time for the candidate's night. Selectman Fiala suggested a Friday night. It was discussed the candidates night would be held on Friday, February 24th at 7:00 p.m. The Board discussed asking Neal Kurk to be the Moderator for the candidate's night.

The Board discussed having their call-in program on Monday, March 13th at 6:30 p.m. and inviting the School Board, Open Space Committee, Conservation Commission, Planning Board Chairman, Department Heads, and Stark Board.

Selectman Kurk mentioned the Board had talked about going to other outlets for outreach to various organizations in town e.g., WAC and School Board, for the purpose of discussing their budgets and needs. The

FINAL

Board agreed to have a coffee hour on Saturday, March 4, from 9:00-11:00 a.m. They will announce the coffee hour on cable, Weare Free Press, Goffstown News, Concord Monitor, and Union Leader.

Selectman Kurk mentioned the need to photo copy the Ethics Committee Recommendations and place them near the newspapers so people can come and get them. They will make 50 copies.

The Board will schedule public hearing for the Transfer Station and Richard Townes on March 6, 2006.

The Board had a poll vote regarding Mr. Campana's request from the Board of Selectman to commit \$140,000 to offset the 2006 tax rate (per Avitar Contract) irrespective of the proposed budget or default budget passing on March 14, 2006.

A poll vote was taken, Vice Chairman Methot - yes; Selectman Osborne - yes; Selectman Kurk - yes; Selectman Fiala – yes; Chairman Buono – yes.

The Board agreed to put the \$140,000 in the mailer and it will be explained to apply to passage of either the proposed budget or default budget as requested by Mr. Campana.

5. MANIFESTS

Chairman Buono moved, Vice Chairman Methot seconded, to authorize the Board of Selectman to sign Manifest and order the Treasurer to sign checks dated February 9, 2006. Passed 5-0-0.

Accounts payable	\$68,031.65
Gross Payrolls	<u>\$34,949.98</u>
Total	\$102,981.63

6. MEETING MINUTES

Chairman Buono moved, Vice Chairman Methot seconded to approve the minutes from December 12, 2005, December 19, 2005 and January 9, 2006 as amended. Passed 5-0-0.

7. ADMINISTRATIVE REPORT

Chief Begin told the Board he received a phone call from Justice Souter thanking everyone for their diligence in democracy.

Vice Chairman Methot moved, to adjourn @ 8:46 p.m. Selectman Kurk seconded. A roll call vote was taken. Selectman Osborne - yes; Chairman Buono – yes; Selectman Kurk - yes; Selectman Fiala - yes; Vice Chairman Methot - yes. Passed 5-0-0.

8. ADJOURNMENT

A True Record.

Cherry Palmisano, Recording Secretary